

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



December 2024

U.S. sales of new residential homes jumped 5.9% month-over-month and 8.7% year-over-year to a seasonally adjusted annual rate of 664,000 units, led by gains in the South and Midwest, according to the U.S. Census Bureau. The median new home sales price was \$402,600, down 5.4% from the previous month and a 6.3% decrease from the same time last year. There were approximately 490,000 new homes for sale heading into December, for an 8.9-month supply at the current sales pace. For the 12-month period spanning January 2024 through December 2024, Pending Sales in the Charleston Trident Association of REALTORS® region increased 2.4 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 27.9 percent.

The overall Median Sales Price was up 4.1 percent to \$416,586. The property type with the largest gain was the Single-Family Homes segment, where prices improved 4.6 percent to \$439,183. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 34 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 58 days.

Market-wide, inventory levels improved 16.7 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale improved 30.4 percent. That amounts to 2.5 months of inventory for Single-Family Homes and 2.8 months of inventory for Condos.

Quick Facts

+ 27.9%

Price Range with
Strongest Sales:
\$1,000,001 and Above

+ 8.4%

Bedroom Count with
Strongest Sales:
2 Bedrooms or Less

+ 11.8%

Property Type With
Strongest Sales:
Condos

Pending Sales	2
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Days On Market Until Sale	4
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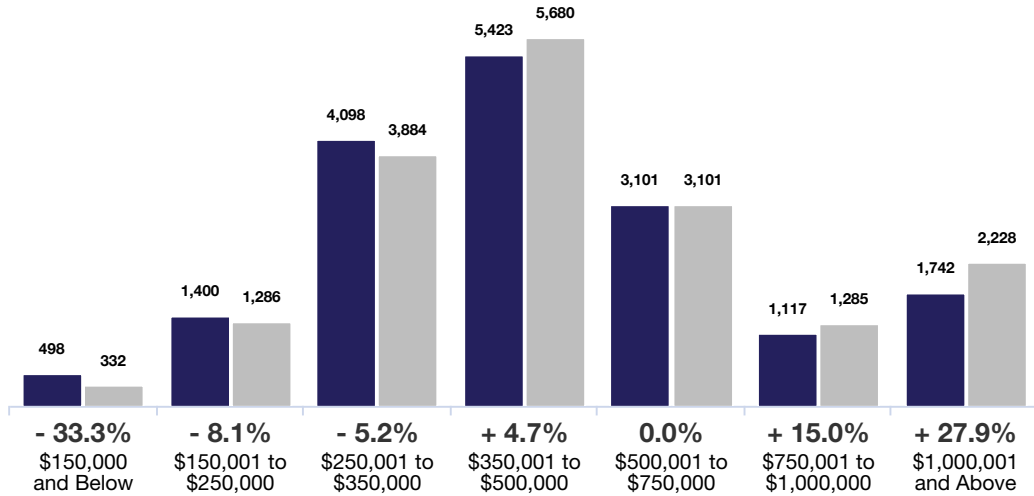


Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

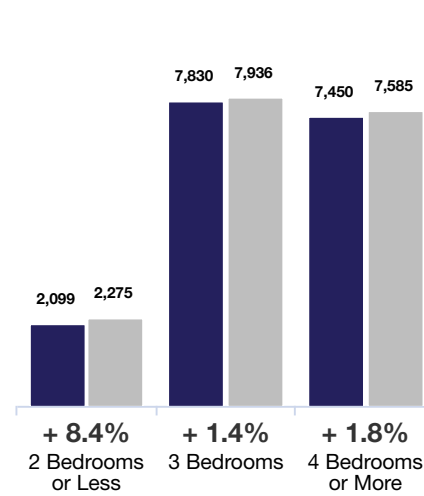
By Price Range

■ 12-2023 ■ 12-2024



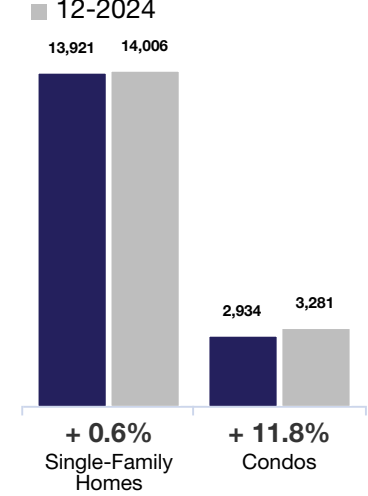
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	498	332	- 33.3%
\$150,001 to \$250,000	1,400	1,286	- 8.1%
\$250,001 to \$350,000	4,098	3,884	- 5.2%
\$350,001 to \$500,000	5,423	5,680	+ 4.7%
\$500,001 to \$750,000	3,101	3,101	0.0%
\$750,001 to \$1,000,000	1,117	1,285	+ 15.0%
\$1,000,001 and Above	1,742	2,228	+ 27.9%
All Price Ranges	17,379	17,796	+ 2.4%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2,099	2,275	+ 8.4%
3 Bedrooms	7,830	7,936	+ 1.4%
4 Bedrooms or More	7,450	7,585	+ 1.8%
All Bedroom Counts	17,379	17,796	+ 2.4%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	305	211	- 30.8%
\$150,001 to \$250,000	762	677	- 11.2%
\$250,001 to \$350,000	2,950	2,528	- 14.3%
\$350,001 to \$500,000	4,671	4,810	+ 3.0%
\$500,001 to \$750,000	2,717	2,736	+ 0.7%
\$750,001 to \$1,000,000	965	1,109	+ 14.9%
\$1,000,001 and Above	1,551	1,935	+ 24.8%
All Price Ranges	13,921	14,006	+ 0.6%

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	45	25	- 44.4%
\$150,001 to \$250,000	449	432	- 3.8%
\$250,001 to \$350,000	1,004	1,179	+ 17.4%
\$350,001 to \$500,000	715	817	+ 14.3%
\$500,001 to \$750,000	380	362	- 4.7%
\$750,001 to \$1,000,000	151	175	+ 15.9%
\$1,000,001 and Above	190	291	+ 53.2%
All Price Ranges	2,934	3,281	+ 11.8%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2,099	2,275	+ 8.4%
3 Bedrooms	7,830	7,936	+ 1.4%
4 Bedrooms or More	7,450	7,585	+ 1.8%
All Bedroom Counts	17,379	17,796	+ 2.4%

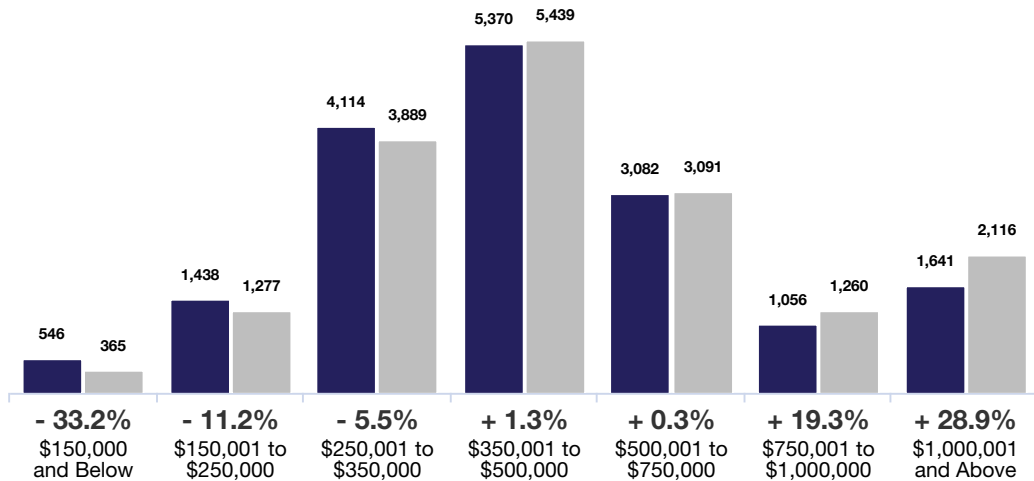
By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	655	834	+ 27.3%
3 Bedrooms	6,170	6,030	- 2.3%
4 Bedrooms or More	7,096	7,142	+ 0.6%
All Bedroom Counts	13,921	14,006	+ 0.6%

Closed Sales

A count of the actual sales that closed. **Based on a rolling 12-month total.**

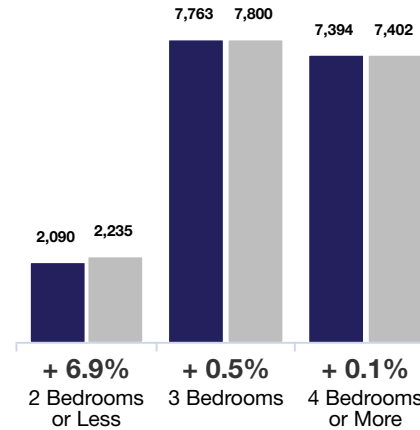
By Price Range

■ 12-2023 ■ 12-2024



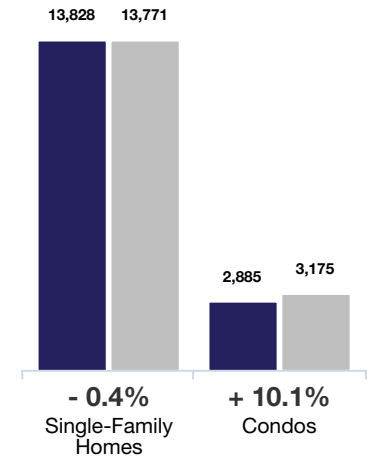
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	546	365	- 33.2%
\$150,001 to \$250,000	1,438	1,277	- 11.2%
\$250,001 to \$350,000	4,114	3,889	- 5.5%
\$350,001 to \$500,000	5,370	5,439	+ 1.3%
\$500,001 to \$750,000	3,082	3,091	+ 0.3%
\$750,001 to \$1,000,000	1,056	1,260	+ 19.3%
\$1,000,001 and Above	1,641	2,116	+ 28.9%
All Price Ranges	17,247	17,437	+ 1.1%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	327	221	- 32.4%
\$150,001 to \$250,000	810	679	- 16.2%
\$250,001 to \$350,000	2,980	2,570	- 13.8%
\$350,001 to \$500,000	4,640	4,640	0.0%
\$500,001 to \$750,000	2,689	2,729	+ 1.5%
\$750,001 to \$1,000,000	916	1,086	+ 18.6%
\$1,000,001 and Above	1,466	1,846	+ 25.9%
All Price Ranges	13,828	13,771	- 0.4%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	56	33	- 41.1%
\$150,001 to \$250,000	444	434	- 2.3%
\$250,001 to \$350,000	985	1,145	+ 16.2%
\$350,001 to \$500,000	700	760	+ 8.6%
\$500,001 to \$750,000	387	361	- 6.7%
\$750,001 to \$1,000,000	139	173	+ 24.5%
\$1,000,001 and Above	174	269	+ 54.6%
All Price Ranges	2,885	3,175	+ 10.1%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2,090	2,235	+ 6.9%
3 Bedrooms	7,763	7,800	+ 0.5%
4 Bedrooms or More	7,394	7,402	+ 0.1%
All Bedroom Counts	17,247	17,437	+ 1.1%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	656	823	+ 25.5%
3 Bedrooms	6,128	5,969	- 2.6%
4 Bedrooms or More	7,044	6,979	- 0.9%
All Bedroom Counts	13,828	13,771	- 0.4%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	1,325	1,332	+ 0.5%
3 Bedrooms	1,352	1,569	+ 16.1%
4 Bedrooms or More	208	274	+ 31.7%
All Bedroom Counts	2,885	3,175	+ 10.1%

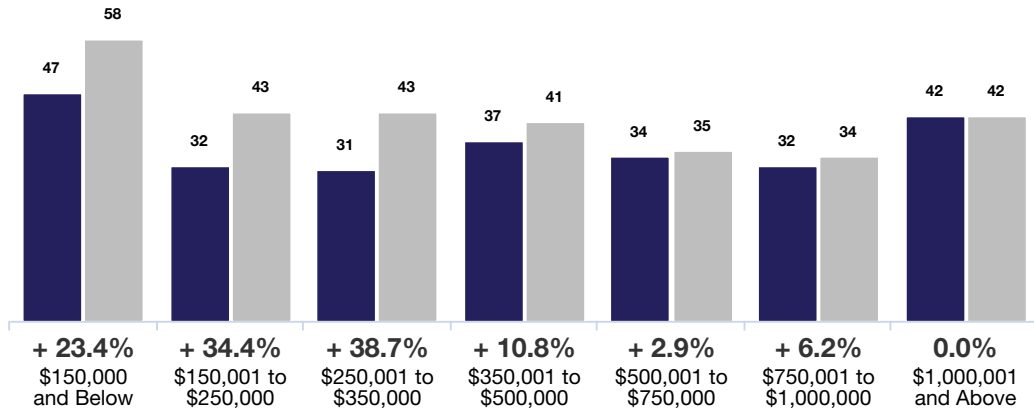
Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

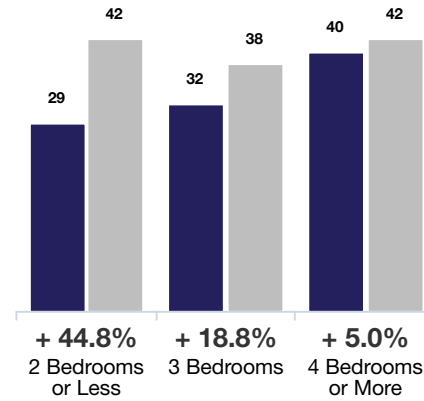
By Price Range

■ 12-2023 ■ 12-2024



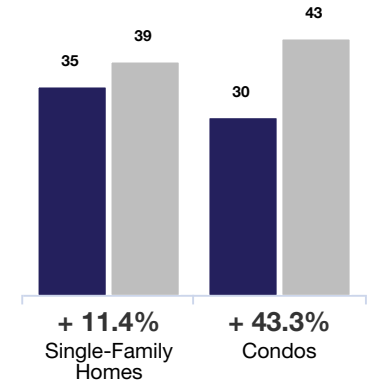
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	47	58	+ 23.4%
\$150,001 to \$250,000	32	43	+ 34.4%
\$250,001 to \$350,000	31	43	+ 38.7%
\$350,001 to \$500,000	37	41	+ 10.8%
\$500,001 to \$750,000	34	35	+ 2.9%
\$750,001 to \$1,000,000	32	34	+ 6.2%
\$1,000,001 and Above	42	42	0.0%
All Price Ranges	35	40	+ 14.3%

Single-Family Homes

	12-2023	12-2024	Change
	45	57	+ 26.7%
	34	42	+ 23.5%
	30	39	+ 30.0%
	38	42	+ 10.5%
	34	35	+ 2.9%
	32	31	- 3.1%
	41	42	+ 2.4%
All Single-Family Homes	35	39	+ 11.4%

Condos

	12-2023	12-2024	Change
	36	32	- 11.1%
	21	38	+ 81.0%
	30	50	+ 66.7%
	29	38	+ 31.0%
	33	39	+ 18.2%
	29	50	+ 72.4%
	46	41	- 10.9%
All Condos	30	43	+ 43.3%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	29	42	+ 44.8%
3 Bedrooms	32	38	+ 18.8%
4 Bedrooms or More	40	42	+ 5.0%
All Bedroom Counts	35	40	+ 14.3%

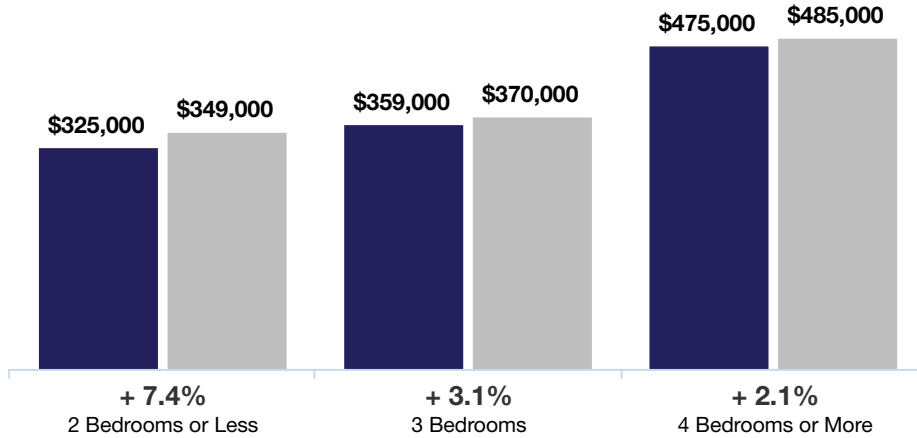
	12-2023	12-2024	Change
	28	42	+ 50.0%
	32	36	+ 12.5%
	40	42	+ 5.0%
All Single-Family Homes	35	39	+ 11.4%
	26	40	+ 53.8%
	32	44	+ 37.5%
	40	54	+ 35.0%
All Condos	30	43	+ 43.3%

Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

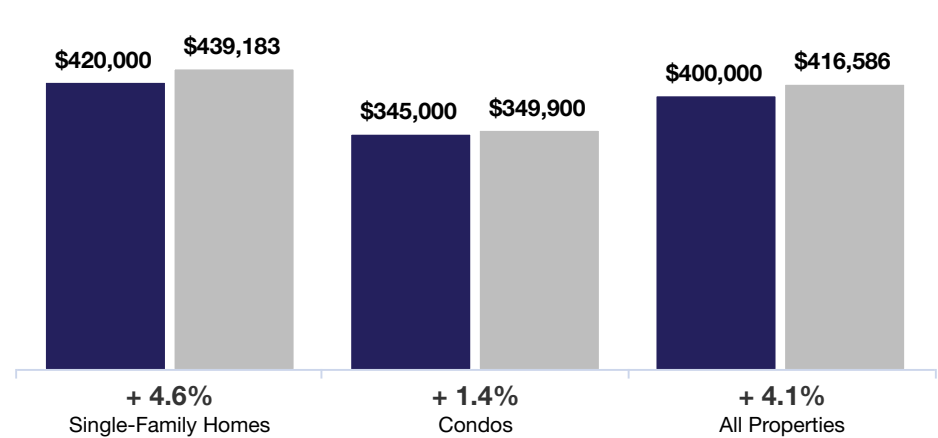
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Bedroom Count

	12-2023	12-2024	Change
2 Bedrooms or Less	\$325,000	\$349,000	+ 7.4%
3 Bedrooms	\$359,000	\$370,000	+ 3.1%
4 Bedrooms or More	\$475,000	\$485,000	+ 2.1%
All Bedroom Counts	\$400,000	\$416,586	+ 4.1%

Single-Family Homes

	12-2023	12-2024	Change
	\$397,958	\$395,000	- 0.7%
	\$365,000	\$381,969	+ 4.6%
	\$482,000	\$500,000	+ 3.7%
All Single-Family Homes	\$420,000	\$439,183	+ 4.6%

Condos

	12-2023	12-2024	Change
	\$325,000	\$345,000	+ 6.2%
	\$355,000	\$342,800	- 3.4%
	\$431,269	\$389,990	- 9.6%
All Condos	\$345,000	\$349,900	+ 1.4%

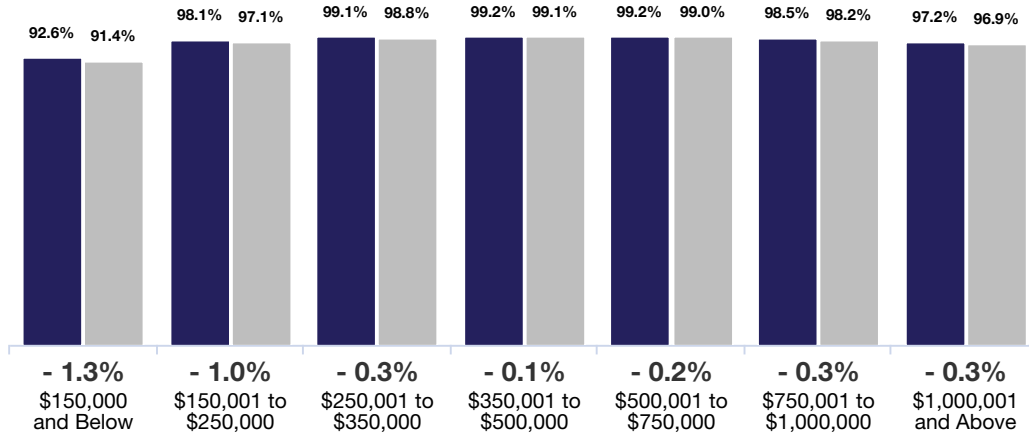
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

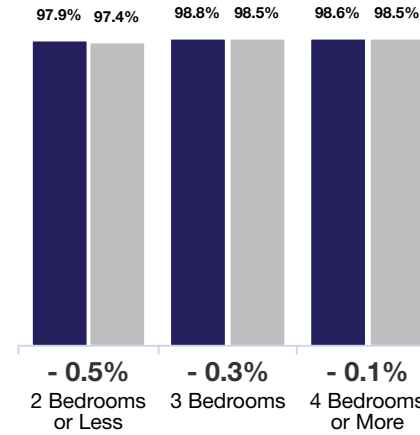
By Price Range

■ 12-2023 ■ 12-2024



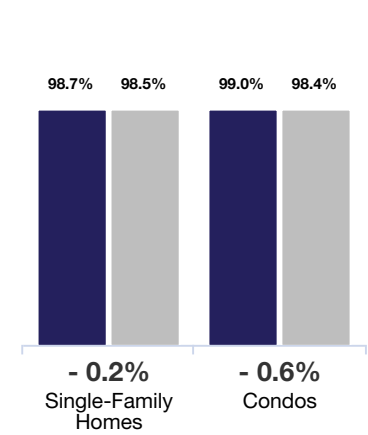
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	92.6%	91.4%	- 1.3%
\$150,001 to \$250,000	98.1%	97.1%	- 1.0%
\$250,001 to \$350,000	99.1%	98.8%	- 0.3%
\$350,001 to \$500,000	99.2%	99.1%	- 0.1%
\$500,001 to \$750,000	99.2%	99.0%	- 0.2%
\$750,001 to \$1,000,000	98.5%	98.2%	- 0.3%
\$1,000,001 and Above	97.2%	96.9%	- 0.3%
All Price Ranges	98.6%	98.4%	- 0.2%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.9%	97.4%	- 0.5%
3 Bedrooms	98.8%	98.5%	- 0.3%
4 Bedrooms or More	98.6%	98.5%	- 0.1%
All Bedroom Counts	98.6%	98.4%	- 0.2%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	92.7%	91.3%	- 1.5%
\$150,001 to \$250,000	97.6%	96.7%	- 0.9%
\$250,001 to \$350,000	99.0%	98.8%	- 0.2%
\$350,001 to \$500,000	99.0%	98.8%	- 0.2%
\$500,001 to \$750,000	99.2%	99.1%	- 0.1%
\$750,001 to \$1,000,000	99.3%	99.2%	- 0.1%
\$1,000,001 and Above	97.3%	96.8%	- 0.5%
All Price Ranges	98.7%	98.5%	- 0.2%

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.9%	97.4%	- 0.5%
3 Bedrooms	98.8%	98.5%	- 0.3%
4 Bedrooms or More	98.6%	98.5%	- 0.1%
All Bedroom Counts	98.6%	98.4%	- 0.2%

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	94.9%	92.4%	- 2.6%
\$150,001 to \$250,000	99.0%	97.9%	- 1.1%
\$250,001 to \$350,000	99.5%	99.0%	- 0.5%
\$350,001 to \$500,000	99.3%	98.7%	- 0.6%
\$500,001 to \$750,000	98.9%	98.1%	- 0.8%
\$750,001 to \$1,000,000	98.8%	97.9%	- 0.9%
\$1,000,001 and Above	97.1%	96.9%	- 0.2%
All Price Ranges	99.0%	98.4%	- 0.6%

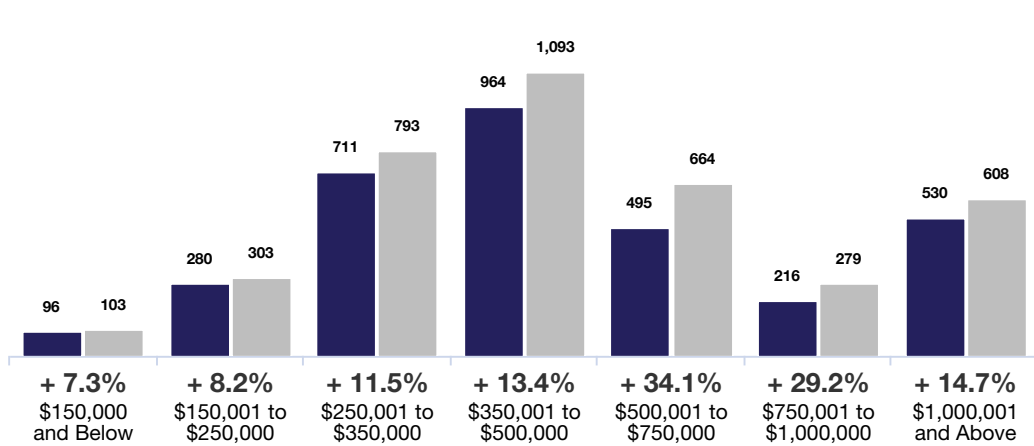
By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	97.4%	97.4%	0.0%
3 Bedrooms	98.8%	98.5%	- 0.3%
4 Bedrooms or More	98.6%	98.6%	0.0%
All Bedroom Counts	98.7%	98.5%	- 0.2%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

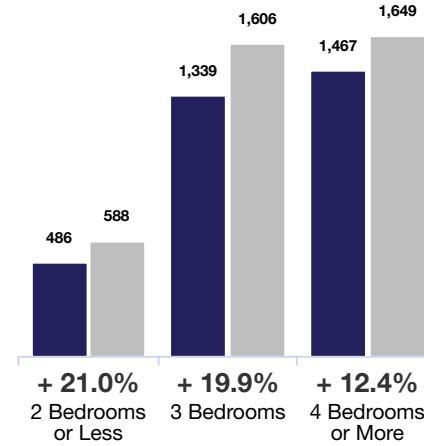
By Price Range

■ 12-2023 ■ 12-2024



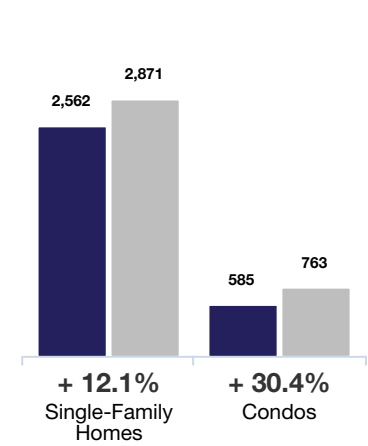
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	12-2023	12-2024	Change	12-2023	12-2024	Change	12-2023	12-2024	Change
\$150,000 and Below	96	103	+ 7.3%	55	58	+ 5.5%	7	4	- 42.9%
\$150,001 to \$250,000	280	303	+ 8.2%	175	145	- 17.1%	62	96	+ 54.8%
\$250,001 to \$350,000	711	793	+ 11.5%	466	477	+ 2.4%	198	251	+ 26.8%
\$350,001 to \$500,000	964	1,093	+ 13.4%	830	889	+ 7.1%	116	171	+ 47.4%
\$500,001 to \$750,000	495	664	+ 34.1%	411	550	+ 33.8%	83	112	+ 34.9%
\$750,001 to \$1,000,000	216	279	+ 29.2%	174	230	+ 32.2%	42	47	+ 11.9%
\$1,000,001 and Above	530	608	+ 14.7%	451	522	+ 15.7%	77	82	+ 6.5%
All Price Ranges	3,292	3,843	+ 16.7%	2,562	2,871	+ 12.1%	585	763	+ 30.4%
By Bedroom Count	12-2023	12-2024	Change	12-2023	12-2024	Change	12-2023	12-2024	Change
2 Bedrooms or Less	486	588	+ 21.0%	171	182	+ 6.4%	274	355	+ 29.6%
3 Bedrooms	1,339	1,606	+ 19.9%	1,004	1,160	+ 15.5%	262	351	+ 34.0%
4 Bedrooms or More	1,467	1,649	+ 12.4%	1,387	1,529	+ 10.2%	49	57	+ 16.3%
All Bedroom Counts	3,292	3,843	+ 16.7%	2,562	2,871	+ 12.1%	585	763	+ 30.4%

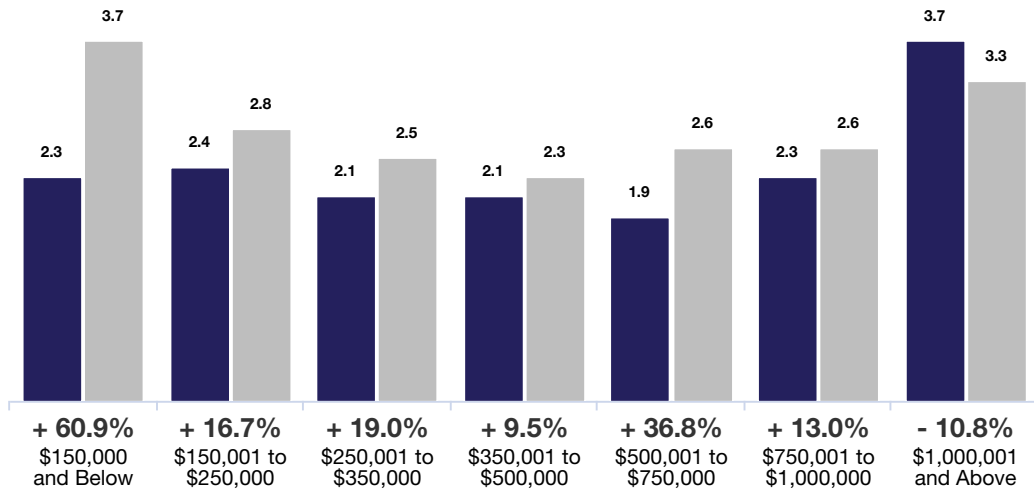
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

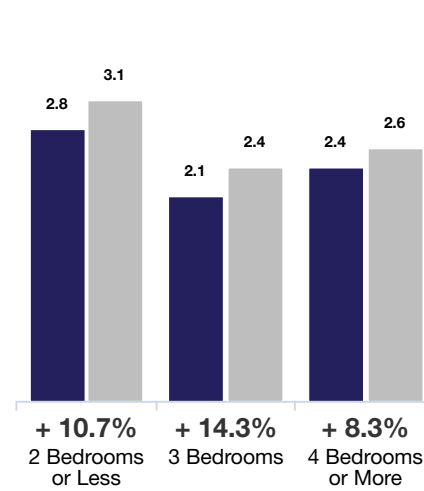
By Price Range

■ 12-2023 ■ 12-2024



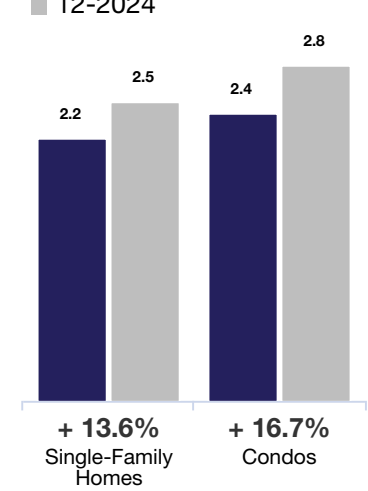
By Bedroom Count

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.3	3.7	+ 60.9%
\$150,001 to \$250,000	2.4	2.8	+ 16.7%
\$250,001 to \$350,000	2.1	2.5	+ 19.0%
\$350,001 to \$500,000	2.1	2.3	+ 9.5%
\$500,001 to \$750,000	1.9	2.6	+ 36.8%
\$750,001 to \$1,000,000	2.3	2.6	+ 13.0%
\$1,000,001 and Above	3.7	3.3	- 10.8%
All Price Ranges	2.3	2.6	+ 13.0%

Single-Family Homes

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	2.2	3.3	+ 50.0%
\$150,001 to \$250,000	2.8	2.6	- 7.1%
\$250,001 to \$350,000	1.9	2.3	+ 21.1%
\$350,001 to \$500,000	2.1	2.2	+ 4.8%
\$500,001 to \$750,000	1.8	2.4	+ 33.3%
\$750,001 to \$1,000,000	2.2	2.5	+ 13.6%
\$1,000,001 and Above	3.5	3.2	- 8.6%
All Price Ranges	2.2	2.5	+ 13.6%

Condos

By Price Range	12-2023	12-2024	Change
\$150,000 and Below	1.7	1.6	- 5.9%
\$150,001 to \$250,000	1.7	2.7	+ 58.8%
\$250,001 to \$350,000	2.4	2.6	+ 8.3%
\$350,001 to \$500,000	1.9	2.5	+ 31.6%
\$500,001 to \$750,000	2.6	3.7	+ 42.3%
\$750,001 to \$1,000,000	3.3	3.2	- 3.0%
\$1,000,001 and Above	4.9	3.4	- 30.6%
All Price Ranges	2.4	2.8	+ 16.7%

By Bedroom Count

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.8	3.1	+ 10.7%
3 Bedrooms	2.1	2.4	+ 14.3%
4 Bedrooms or More	2.4	2.6	+ 8.3%
All Bedroom Counts	2.3	2.6	+ 13.0%

Single-Family Homes

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	3.1	2.6	- 16.1%
3 Bedrooms	2.0	2.3	+ 15.0%
4 Bedrooms or More	2.3	2.6	+ 13.0%
All Bedroom Counts	2.2	2.5	+ 13.6%

Condos

By Bedroom Count	12-2023	12-2024	Change
2 Bedrooms or Less	2.5	3.1	+ 24.0%
3 Bedrooms	2.3	2.6	+ 13.0%
4 Bedrooms or More	2.7	2.3	- 14.8%
All Bedroom Counts	2.4	2.8	+ 16.7%